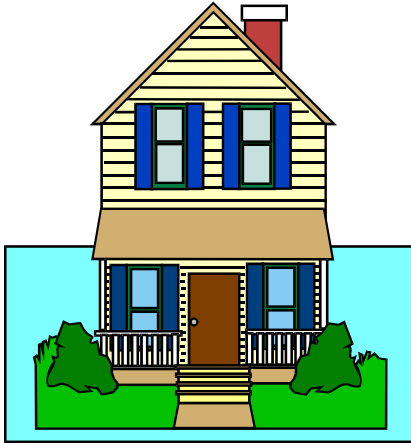


Are You Looking for Affordable Financing?



Maybe We Can Help!

We are pleased that you are considering Rural Development to assist you in purchasing a home.

The Single-Family loan programs are intended to provide low and moderate income rural residents the opportunity to acquire, build, rehabilitate, and improve dwellings in rural areas. The process begins by completing the attached information sheet and Authorization to Release Information. You may fax, mail or hand deliver this information to the appropriate Home Ownership Specialist office listed below.

We will contact you after the review to discuss alternatives and will forward an application package for you to complete and return; or we may guide you to other possible financing participation lenders.

HOME OWNERSHIP SPECIALISTS

VERMONT

Chittenden / Franklin / Grand Isle Counties

Rita Weisburgh
rita.weisburgh@vt.usda.gov
USDA Rural Development
27 Fisher Pond Road, Ste. 8
St. Albans, Vermont 05478
(802) 524-6503, Ext. 102
FAX (802) 524-4575

Windham / Windsor Counties

Deborah Boyd
deborah.boyd@vt.usda.gov
USDA Rural Development
28 Vernon Street, Suite 3
Brattleboro, Vermont 05301
(802) 257-7878, Ext. 102
FAX (802) 254-3307

Caledonia / Essex / Orleans Counties

Steve Campbell
steven.campbell@vt.usda.gov
USDA Rural Development
1153 Main Street, Ste. 3
St. Johnsbury, Vermont 05819
(802) 748-8746
FAX (802) 748-1621

Washington and Lamoille Counties

Cheryl Ducharme
cheryl.ducharme@vt.usda.gov
USDA Rural Development
1153 Main Street, Ste. 3
St. Johnsbury, Vermont 05819
(802) 748-8746
FAX (802) 748-1621

Addison / Bennington / Rutland Counties

Randy Shiflett
randy.shiflett@vt.usda.gov
USDA Rural Development
170 South Main Street
at Trolley Square
Rutland, Vermont 05701
(802) 775-8957
FAX (802) 773-4177

Orange County

Richard Roderick
richard.roderick@vt.usda.gov
USDA Rural Development
250 Swiftwater Road, Suite 4
Woodsville, NH 03785
(603) 747-2777
FAX (603) 747-3477

NEW HAMPSHIRE

Coos and Carroll Counties

Anne Getchell
anne.getchell@nh.usda.gov
USDA Rural Development
51 White Mountain Highway
Conway, NH 03818
(603) 447-3318
FAX (603) 447-3304

Grafton County

Richard Roderick
richard.roderick@vt.usda.gov
USDA Rural Development
250 Swiftwater Road, Suite 4
Woodsville, NH 03785
(603) 747-2777
FAX (603) 747-3477

Merrimack, Belknap, Rockingham and Hillsborough Counties

Colleen Ladew
colleen.ladew@nh.usda.gov
Brian Ritchie
brian.ritchie@nh.usda.gov
USDA Rural Development
Concord Center, Suite 18
10 Ferry Street
Concord, NH 03301
(603) 223-6000
FAX (603) 679-4658

Strafford County

Carolyn Chute-Festervan
carolyn.chute-festervan@nh.usda.gov
USDA Rural Development
Telley's Plaza
Epping, NH 03042
(603) 679-4650
FAX (603) 679-4658

Cheshire and Sullivan Counties

Laura Gibson
laura.gibson@nh.usda.gov
USDA Rural Development
28 Vernon Street, Suite 3
Brattleboro, Vermont 05301
(802) 257-7878, Ext. 102
FAX (802) 254-3307



United States
Department of
Agriculture

RURAL DEVELOPMENT

Please return this form to
the Specialist in your area
listed on the attached sheet.

502 PRE-QUALIFICATION INFORMATION

Applicant #1 _____ Social Security # _____ Age _____
 Applicant #2 _____ Social Security # _____ Age _____
 Mailing Address _____ Town _____ State _____ Zip _____
 Home Phone _____ Work Phone _____
 Do You have a Section 8 Voucher? Y/N In What Town Do You Want to Live? _____
 Landlord name/address (last 24 mos): _____

INCOME: (Per Month)

Income From Wages and Salaries (Before Taxes) Including Bonus or Overtime Pay \$ _____
 Food Stamps _____ ANFC/TANF _____ SS/SSI _____ Pension _____ Other _____
 Foster Care _____ State Public Assistance _____ Child Support/Alimony _____

OTHER HOUSEHOLD MEMBERS:

Other Adults _____ Age _____ Income _____
 Other Adults _____ Age _____ Income _____
 Children _____ Age _____
 Children _____ Age _____
 Children _____ Age _____
 Foster Child/Adult _____ Age _____

ASSETS:

Checking Account Balance _____ Savings Account Balance _____
 Bank/Account #: _____ Bank/Account #: _____
 Stocks, Bonds, CD's _____ IRA Account Balance _____

DEBTS: Monthly Balance

Rent/Non-RHS House Payment	_____	_____	Other RHS Loans/Grants	Yes	No
Car/Truck Debt	_____	_____	Real Estate Insurance	_____	
Car/Truck Debt	_____	_____	Real Estate Tax	_____	
Other Vehicles/Equipment	_____	_____	Child Care Costs	_____	
Other Debts	_____	_____	Un-Reimbursed Medical	_____	
Other Debts	_____	_____	Child support paid	_____	
			(if applicable) Per Mo.	_____	

- This does not constitute an application for financing. It is for your informational purposes only.
- SIGN AND RETURN THE ATTACHED "AUTHORIZATION TO RELEASE INFORMATION" FORM.

Rural Development is an Equal Opportunity Lender, Provider and Employer. Complaints of discrimination should be sent to: USDA, Director, Office of Civil Rights, Washington, DC 20250-9410.

United States Department of Agriculture
Rural Development
Rural Housing Service

AUTHORIZATION TO RELEASE INFORMATION

TO: _____

RE: _____

Account or Other Identifying Number

Name of Customer

I have applied for or obtained a loan or grant from the Rural Housing Service (RHS), part of the Rural Development mission area of the United States Department of Agriculture. As part of this process or in considering me for interest credit, payment assistance, or other servicing assistance on such loan, RHS may verify information contained in my request for assistance and in other documents required in connection with the request.

I authorize you to provide to RHS for verification purposes the following applicable information:

- Past and present employment or income records.
- Bank account, stock holdings, and any other asset balances.
- Past and present landlord references.
- Other consumer credit references.

If the request is for a new loan or grant, I further authorize RHS to order a consumer credit report and verify other credit information.

I understand that under the Right to Financial Privacy Act of 1978, 12 U.S.C. 3401, et seq., RHS is authorized to access my financial records held by financial institutions in connection with the consideration or administration of assistance to me. I also understand that financial records involving my loan and loan application will be available to RHS without further notice or authorization, but will not be disclosed or released by RHS to another Government agency or department or used for another purpose without my consent except as required or permitted by law.

This authorization is valid for the life of the loan.

The recipient of this form may rely on the Government's representation that the loan is still in existence.

The information RHS obtains is only to be used to process my request for a loan or grant, interest credit, payment assistance, or other servicing assistance. I acknowledge that I have received a copy of the Notice to Applicant Regarding Privacy Act Information. I understand that if I have requested interest credit or payment assistance, this authorization to release information will cover any future requests for such assistance and that I will not be renotified of the Privacy Act information unless the Privacy Act information has changed concerning use of such information.

A copy of this authorization may be accepted as an original.

Your prompt reply is appreciated.

Signature

Date

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0172. The time required to complete this information collection is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

RHS Is An Equal Opportunity Lender

SEE ATTACHED PRIVACY ACT NOTICE

NOTICE TO APPLICANT REGARDING PRIVACY ACT INFORMATION

The information request on this form is authorized to be collected by the Rural Housing Service (RHS), Rural Business-Cooperative Services (RBS), Rural Utilities Service (RUS) or the Farm Service Agency (FSA) ("the agency") by title V of the Housing Act of 1949, as amended (42 U.S.C. 1471 et seq.) or by the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.), or by other laws administered by RHS, RBS, RUS or FSA.

Disclosure of information requested is voluntary. However, failure to disclose certain items of information requested, including your Social Security Number or Federal Identification Number, may result in a delay in the processing of an application or its rejection. Information provided may be used outside of the agency for the following purposes:

1. When a record on its face, or in conjunction with other records, indicates a violation or potential violation of law, whether civil, criminal or regulatory in nature, and whether arising by general statute or particular program statute, or by regulation, rule, or order issued pursuant thereto, disclosure may be made to the appropriate agency, whether Federal, foreign, state, local, or tribal, or other public authority responsible for enforcing, investigating or prosecuting such violation or charged with enforcing or implementing the statute, or rule, regulation, or order issued pursuant thereto, if the information disclosed is relevant to any enforcement, regulatory, investigative, or prosecutive responsibility of the receiving entity.
2. A record from this system of records may be disclosed to a Member of Congress or to a Congressional staff member in response to an inquiry of the Congressional office made at the written request of the constituent about whom the record is maintained.
3. Disclosures may be made of names, home addresses, social security numbers, and financial information to business firms in a trade area that buy chattel or crops or sell them for commission. This is in order that the agency may benefit from the purchaser notification provisions of section 1324 of the Food Security Act of 1985 (7 U.S.C. 163(c)). The Act requires that potential purchasers of farm commodities must be advised ahead of time that a lien exists in order for the creditor to perfect its lien against such purchases.
4. Disclosures may be made from this system to consumer reporting agencies as defined in the Fair Credit Reporting Act (15 U.S.C. 1681a(f)) Federal Claims Collection Act (31 U.S.C. 3701(a)(3)).
5. Disclosure of the name, home address, and information concerning default on loan repayment when the default involves a security interest in tribal allotted or trust land. Pursuant to 42 U.S.C. 1479(d), liquidation may be pursued only after offering to transfer the account to an eligible tribal member, the tribe, or the Indian Housing Authority serving the tribe(s).
6. Referral of names, home addresses, social security numbers, and financial information to a collection or servicing contractor, financial institution, or a local, State, or Federal agency, when the agency determines such referral is appropriate for servicing or collecting the borrower's account or has provided for in contracts with servicing or collection agencies.
7. It shall be a routine use of the records in this system of records to disclose them in a proceeding before a court or adjudicative body, when: (a) the agency or any component thereof; or (b) any employee of the agency in his or her official capacity; or (c) any employee of the agency in his or her individual capacity where the agency has agreed to represent the employee; or (d) the United States is a party to litigation or has an interest in such litigation, and by careful review, the agency determines that the records are both relevant and necessary to the litigation, provided; however, that in each case the agency determines that disclosure of the records is a use of the information contained in the records that is compatible with the purpose for which the agency collected the records.
8. Referral of name, home address, and financial information for selected borrowers to financial consultants, advisors, lending institutions, packagers, agents, and private or commercial credit sources, when the agency determines such referral is appropriate to encourage the borrower to refinance their RHS indebtedness as required by title V of the Housing Act of 1949, as amended (42 U.S.C. 1471).
9. Referral of legally enforceable debts to the Department of the Treasury, Internal Revenue Service (IRS), to be offset against any tax refund that may become due the debtor for the tax year in which the referral is made, in accordance with the IRS regulations and under the authority contained in 31 U.S.C. 3720A.
10. Referral of information regarding indebtedness to the Defense Manpower Data Center, Department of Defense, and the United States Postal Service for the purpose of conducting computer matching programs to identify and locate individuals receiving Federal salary or benefit payments and who are delinquent in their repayment of debts owed to the U.S. Government under certain programs administered by the agency in order to collect debt under the provisions of the Debt Collection Act of 1982 (5 U.S.C. 5514) by voluntary repayment, administrative or salary offset procedures, or by collection agencies.
11. Referral of names, home addresses, and financial information to lending institutions when the agency determines the individual may be financially capable of qualifying for credit with or without a guarantee.

12. Disclosure of names, home addresses, social security numbers, and financial information to lending institutions that have a lien against the same property as the agency for the purpose of the collection of the debt by the agency or the other lender. These loans can be under the direct and guaranteed loan programs.

13. Referral to private attorneys under contract with either the agency or with the Department of Justice for the purpose of foreclosure and possession actions and collection of past due accounts, in connection with the agency.

14. It shall be a routine use of the records in this system of records to disclose them to the Department of Justice when: (a) The agency or any component thereof; or (b) any employee of the agency in his or her official capacity where the Department of Justice has agreed to represent the employee; or (c) the United States Government, is a party to litigation or has an interest in such litigation, and by careful review, the agency determines that the records are both relevant and necessary to the litigation and the use of such records by the Department of Justice is therefore deemed by the agency to be for a purpose that is compatible with the purpose for which the agency collected the records.

15. Referral of names, home addresses, social security numbers, and financial information to the Department of Housing and Urban Development (HUD) as a record of location utilized by Federal agencies for an automatic credit prescreening system.

16. Referral of names, home addresses, social security numbers, and financial information to the Department of Labor, state wage information collection agencies, and other Federal, state, and local agencies, as well as those responsible for verifying information furnished to qualify for Federal benefits, to conduct wage and benefit matching through manual or automated means, for the purpose of determining compliance with Federal regulations and appropriate servicing actions against those not entitled to program benefits, including possible recovery of improper benefits.

17. Referral of names, home addresses, and financial information to financial consultants, advisors, or underwriters, when the agency determines such referral is appropriate for developing packaging and marketing strategies involving the sale of agency loan assets.

USDA RURAL DEVELOPMENT DIRECT HOUSING LOAN PROGRAM

INCOME LIMITS WORKSHEET TO FIGURE YOUR ADJUSTED HOUSEHOLD INCOME

Applicant's gross income per year (Current gross weekly income x 52) include overtime _____

Co-applicant's gross income per year (Current gross weekly income x 52) include overtime _____

Other income into the home (Annual amounts) (i.e. child support, TANF, social security, bonuses, etc.) _____

Total Gross Household Income for Year (do not include wages or earned income from minors) _____

Subtract Child Care Expenses (Expenses for child care while at work) _____

Subtract \$480.00 for each child _____

Adjusted Household Income _____

If you are elderly or disabled ask the Rural Development staff for additional deductions to which you may be entitled. If your adjusted income is over the household limits for the Direct loan program (below), you may want to inquire about the Rural Development Guaranteed loan program. The Guaranteed program has higher income limits and also does not have a down payment requirement.

**MAXIMUM INCOME LIMITS (revised 3/28/03)

County	Program	1 person	2 person	3 person	4 person	5 person	6 person
Addison	Very Low	19,550	22,350	25,150	27,950	30,200	32,400
	Low	31,300	35,800	40,250	44,700	48,300	51,900
Bennington	Very Low	18,500	21,100	23,750	26,400	28,500	30,600
	Low	29,550	33,800	38,000	42,250	45,600	49,000
Burlington MSA*	Very Low	22,950	26,250	29,500	32,800	35,400	38,050
	Low	36,750	42,000	47,250	52,500	56,700	60,900
Chittenden	Very Low	24,750	28,300	31,800	35,350	38,200	41,000
	Low	39,550	45,200	50,850	56,500	61,000	65,550
Caledonia/ Essex/ Grand Isle/ Lamoille, Orange/ Franklin/Orleans Rutland	Very Low	18,500	21,100	23,750	26,400	28,500	30,600
	Low	29,550	33,800	38,000	42,250	45,600	49,000
Washington	Very Low	20,600	23,550	26,500	29,450	31,800	34,150
	Low	33,000	37,700	42,400	47,100	50,900	54,650
Windham	Very Low	18,800	21,500	24,150	26,850	29,000	31,150
	Low	30,050	34,350	38,650	42,950	46,400	49,850
Windsor	Very Low	19,900	22,700	25,550	28,400	30,650	32,950
	Low	31,800	36,350	40,900	45,450	49,100	52,700

*The boundaries of the Burlington Metropolitan Statistical Area (MSA) include parts of Franklin, Grand Isle, and Chittenden counties, specifically the towns of Grand Isle, South Hero, Georgia, Charlotte, Colchester, Essex, Fairfax, Hinesburg, Jericho, Milton, Richmond, St Albans City and Town, St. George, Shelburne, Swanton, and Williston. **Loans cannot be made in Burlington, South Burlington, Winooski, the southeastern part of Colchester, and Essex Junction, due to population density.**

****All applicants must have projected (next 12 months) household income below the "Low" income threshold to be eligible for Direct Rural Development loans. Rural Development Funds are set aside for both Low and Very Low income households.**

RURAL DEVELOPMENT SINGLE FAMILY 502 HOUSING LOANS

PURPOSE OF THE PROGRAM

To provide direct loan funds to low income applicants who do not qualify for conventional financing.

ELIGIBILITY REQUIREMENTS

- Must not presently own adequate housing.
- Must be a U.S. citizen or permanent resident.
- Must personally occupy the dwelling.
- Must have adequate and dependable income.
- Must have a good credit history.
- Must show adequate repayment ability for the loan request. The housing loan payment, real estate taxes and property insurance cannot exceed 29% of monthly gross income for very-low income applicants, or 33% for low income applicants. The total debt payments, including the housing costs, cannot exceed 41% of the applicant's gross income.
- Must have adjusted household income that does not exceed the RD limit listed on the attached Income Limits Worksheet.

ELIGIBLE LOAN PURPOSE

- Purchase an existing Single Family dwelling.
- Purchase a building site and construct a single family home, including manufactured homes/modular.
- New Construction must comply with accepted building codes.
- Repair qualifying single family dwellings.
- Refinanced Real Estate debts of other lenders when circumstances beyond the applicant's control show they cannot continue to make full bank payments

HOUSING REQUIREMENTS

- Homes must be modest in size and cost.
- Homes must be structurally sound and in good repair (some repairs can be made with loan funds).
- Meet RD thermal standards or be brought to these standards with loan funds:
Attic area insulated to R-38 (12" of fiberglass), Have adequate storm doors and windows.
- Homes must be located in *rural areas*.
- **Loans cannot be made in Burlington, South Burlington, Winooski, the southeastern part of Colchester, and Essex Junction, due to population density.**

SITE REQUIREMENTS

- Lot must have a State and Community Acceptable on-site water and sewage disposal system, or be hooked up to municipal services. (Testing will be required on private systems).
- Lot must be a minimum adequate site.
- Lots are typically less than one acre. (Copy of zoning law needed for larger lots).
- Streets serving property must be town owned and maintained.

INELIGIBLE LOAN PURPOSES

- Cannot finance income-producing property.
- Property cannot have an in-ground pool.
- Dwelling should not be in a flood hazard area (or need life-time flood insurance).
- Cannot finance furniture or other personal property.
- Private roads are not acceptable.
- Cannot finance camps, existing mobile homes, duplexes, and unusual design homes.

LOAN RATES AND TERMS

- These are fixed rate, 33 year mortgages with subsidy payments based on total household income and are adjusted yearly as income changes. Payment assistance (subsidy) could be as low as 1%.

MAXIMUM LOAN AMOUNTS

- The Local Office has loan authority up to approved credit ratios. On a case by case basis, loans could be made up to the HUD loan limit for the area where the home is located.
- Loans cannot exceed acquisition cost or appraised value, whichever is less. Under no case will the loan exceed the average typical cost for the area.
- Closing costs can vary and in some cases be included in the purchase of the home of the market value of the property allows.

MAXIMUM INCOME LIMITS

See Attached Income Limits Worksheet

- If your income exceeds these limits, ask RD about adjustments to incomes for dependent children, childcare expenses, disabled, handicapped and elderly applicants.
- You may also ask RD about our Guaranteed Housing Program administered through conventional lenders.

The Federal Equal Credit Opportunity Act prohibits creditors from discrimination against credit applicants based on race, color religion, national origin, sex, marital status, age, (provided that the applicant has the capacity to enter into a binding contract), or because all or part of the applicants income derives from public assistance program. Department of Agriculture shall exclude from participation in, deny the benefits of, or subject to discrimination any person based on race, color, religion, sex, age, disability, or national origin under any program or activity administered by such agency, officer, or employee. The Fair Housing Act prohibits discrimination in real estate-related transactions, or in the terms and conditions of such a transaction, because of race, color, religion, sex, disability, familiar status, or national origin. If an applicant or borrower believes he or she has been discriminated against for any of these reasons, that person can write the Secretary of Agriculture, Washington, D.C. 20250. Applicants also cannot be denied a loan because the applicant has in good faith exercised his or her rights under the consumer Credit Protection Act. If an applicant believes he or she was denied a loan for this reason, the applicant should contact the Federal Trade Commission, Washington, D.C. 20580.

HOME BUYER EDUCATION SEMINARS

Home Buyer Education services and seminars are now offered at five Home Ownership Centers throughout the state. USDA Rural Housing Service asks that everyone seeking our purchase assistance to attend a homebuyer education workshop. We encourage you to contact your regional Center for dates and locations of the workshops. There is a charge for the workshops and the credit reports they use. Information about the HomeOwnership Centers is attached and also can be found on their web site at www.getahome.org. You can also find information on our website at www.rurdev.usda.gov/vt.

Your credit history may contain inaccurate information that should be corrected before you file a mortgage application for a home. The HomeOwnership Centers' counselors offer help so you won't run into a "no" answer. We have provided information below for you to obtain a free copy of your credit report so you can begin the process.

YOUR CREDIT

How to get a copy of your credit report

The HomeOwnership Centers can provide you a merged credit report from all of the credit agencies. There is a modest charge for this report. You can write or call each reporting agency to request the free consumer credit report.

TransUnion
PO Box 1000
Chester, PA 19022
1-800-888-4213

Experian
PO Box 9532
Allen, TX 75013
1-800-311-4769

Equifax
PO Box 105496
Atlanta, GA 30348
1-800-997-2493

You will need to provide your full name (maiden name too), current address, previous address, social security number, date of birth, and your signature to the credit agencies. For phone calls or on-line requests there will be other verifications requested to protect your privacy.

You and your credit record:

The history of your past payment performance is usually the best indicator of how well you may be able to repay a new loan. All lenders are concerned about your credit record. But there may be mistakes and incomplete reports that could hurt your chances of getting approved for a loan.

Review your credit report:

Vermont residents are allowed one free consumer credit report every twelve months for the purpose of making sure that information reported about you is accurate. If you find errors your credit report you should get it corrected right away by writing to the credit agency.

Understanding your credit report:

When you get a report it should have an explanation of the categories and codes used, but understanding the first time you review it may be difficult. We recommend you discuss your credit report with the housing counselors at the HomeOwnership Centers.

NeighborWorks® HomeOwnership Centers of Vermont

**Call for more information or to sign up
for our home buyer education program:**

Chittenden County

NeighborWorks® HomeOwnership Centers of Vermont

A Program of Burlington Community Land Trust

PO Box 523
179 S. Winooski Avenue
Burlington, VT 05402

Phone: (802) 660-0642
Fax: (802) 660-0641
Web: www.getahome.org
Email: admin@getahome.org

Franklin-Grand Isle County

NeighborWorks® HomeOwnership Centers of Vermont

*A Program of Burlington Community Land Trust
and Lake Champlain Housing
Development Corp.*

48 Lower Newton Street, Suite 2
St. Albans, VT 05478

Phone: (802) 527-2361
Fax: (802) 527-2373
Email: hankv@lchdc.org

Northeast Kingdom

NeighborWorks® HomeOwnership Centers of Vermont

A Program of Gilman Housing Trust

101 Main Street
PO Box 259
Lyndonville, VT 05851

Phone: (802) 626-1175
(802) 334-1241
Fax: (802) 626-1184
Email: info@nekhomes.com

Southeast Vermont

NeighborWorks® HomeOwnership Centers of Vermont

*A Program of Rockingham Area
Community Land Trust*

24 Park Street
Springfield, VT 05156

Phone: (802) 885-1856
Fax: (802) 885-5811
Email: abourne@vermontel.net

Central Vermont

HomeOwnership Center of Central Vermont

*A Program of Central Vermont
Community Land Trust*

107 N. Main Street
Barre, VT 05641

Lamoille County: (802) 888-5714
Randolph-Brookfield: (802) 728-4305
Upper Valley Area: (802) 291-7000
**Washington &
Orange Counties:** (802) 476-4493 x27
Email: hccv@cvclt.org

Southwest Vermont

NeighborWorks® HomeOwnership Centers of Vermont

*A Program of Rutland West
Neighborhood Housing Services*

P.O. Box 541
West Rutland, VT 05777

Phone: (802) 438-2303
Fax: (802) 438-5338
Email: rwnhs@vermontel.net

NeighborWorks® HomeOwnership Centers of Vermont



Dreaming about buying your own home?

Let us help.



NeighborWorks® HomeOwnership Centers of Vermont

TOOLS FOR SUCCESSFUL HOMEOWNERSHIP:

Education, Financial Assistance, Continuing Support

Here's how we can help you:

- **Credit and Budget Counseling**

We offer private counseling to help future home buyers overcome obstacles to homeownership. This includes help with rebuilding credit and assistance with budgeting.

- **Financial Assistance**

We help home buyers find the most affordable financing options, which may include help with down payment and closing costs. The HomeOwnership Center staff will help you contact the lender you choose and will work with you every step of the way.

- **Special Lender Programs**

There are special programs to help people afford to buy their own homes. We will guide you to the resources that will help you buy the most home for your money.

To get the most out of these programs, we urge you to work with us before you shop for a home or apply for a mortgage.

- **Home Maintenance Education**

For new homeowners, we offer Home Maintenance/Repair and Lawn and Garden Care Workshops. We can help you make the most of your home and keep it in tip-top shape.

- **Home Rehab Planning and Loans**

We'll work with you to make a post-inspection rehab plan. This makes sure that you have the resources to fix any problems in your future home.

- **Delinquency Intervention**

The HomeOwnership Center can work with you and your lender if you get behind in your mortgage payments.

- **Orientation**

Offered weekly. All services of the HomeOwnership Center are explained. If you decide to work with us, you'll complete a confidential personal profile. There is a small fee for your credit report.

- **Home Buyer Education**

Held monthly; call ahead to reserve a space. Our eight-hour class takes you through the process of buying a home step-by-step and helps you to determine if homeownership is right for you. We ask that you go to Orientation and the Home Buyer Workshop before you can receive any other services of the Homeownership Center.

If you're buying a home with someone else, we encourage you both to attend Orientation and the Workshop.

Step-by-step guide to buying a house through the HomeOwnership Centers



NeighborWorks® HomeOwnership Centers of Vermont

